

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/2 Centre Dandenong Road Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/36 Wilson Street Cheltenham VIC 3192	\$614,999	17-Jun-21
3/28 Tulip Grove Cheltenham VIC 3192	\$600,000	17-Apr-21
8/26 Winsome Street Mentone VIC 3194	\$608,000	03-Jun-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 October 2021

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4/36 Wilson Street Cheltenham VIC 3192

Sold Price

\$614,999

Sold Date

17-Jun-21

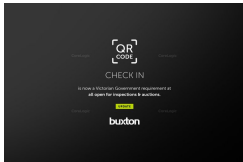
 3

 1

 1

Distance

0.52km



3/28 Tulip Grove Cheltenham VIC 3192

Sold Price

\$600,000

Sold Date

17-Apr-21

 2

 1

 1

Distance

1.02km



8/26 Winsome Street Mentone VIC 3194

Sold Price

\$608,000

Sold Date

03-Jun-21

 2

 1

 2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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